150.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,700 / 935,700
					USE VALUE:	935,700 / 935,700
					ASSESSED:	935,700 / 935,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON JAMES R & SUSAN
Owner 2:	
Owner 3:	
Street 1:	24 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ILNICZKY EVA C & LASZLO -
Owner 2:	-
Street 1:	24 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	486,300		449,400	935,700
Total Card	0.108	486,300		449,400	935,700
Total Parcel	0.108	486,300		449,400	935,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.72 | /Parcel: 529.7

Legal Description

User Acct 98762

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/14/18

!11712!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,300	0	4,725.	449,400	935,700	935,700	Year End Roll	12/18/2019
2019	101	FV	368,100	0	4,725.	421,300	789,400	789,400	Year End Roll	1/3/2019
2018	101	FV	384,500	0	4,725.	348,300	732,800	732,800	Year End Roll	12/20/2017
2017	101	FV	384,500	0	4,725.	320,200	704,700	704,700	Year End Roll	1/3/2017
2016	101	FV	384,500	0	4,725.	292,100	676,600	676,600	Year End	1/4/2016
2015	101	FV	369,500	0	4,725.	286,500	656,000	656,000	Year End Roll	12/11/2014
2014	101	FV	369,500	0	4,725.	266,300	635,800	635,800	Year End Roll	12/16/2013
2013	101	FV	369,500	0	4,725.	253,300	622,800	622,800		12/13/2012

PRINT

Date	Time
12/11/20	01:51:06

LAST REV

Date	Time
05/09/18	13:32:31
apro	
11712	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ILNICZKY EVA C	67691-196		7/27/2016		875,000	No	No		
KOLLIPARA RAVI	59657-289		8/1/2012		695,000	No	No		
LANEY PATRICK S	48077-382		8/30/2006		630,000	No	No		
MASCI JOHN	43372-307		7/26/2004		625,000	No	No		
MC NAMARA CATHE	41419-154		11/13/2003		344,500	No	No		
	8315-464		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/11/2003	1016	Addition	85,000	C		G6	GR FY06	add second story t

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
6/12/2017	SQ Returned	EMK	Ellen K
10/31/2008	Meas/Inspect	189	PATRIOT
1/10/2007	MLS	MM	Mary M
6/30/2005	Permit Visit	BR	B Rossignol
12/13/2004	MLS	MM	Mary M
3/15/2004	MLS	HC	Helen Chinal
12/22/1999	Inspected	263	PATRIOT
12/2/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	449,400	Spl Credit		Total:	449,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	166.683
Other Features:	98120
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509762
Depreciation:	23449
Depreciated Total:	486313

COMMENTS

SINK IN BASMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

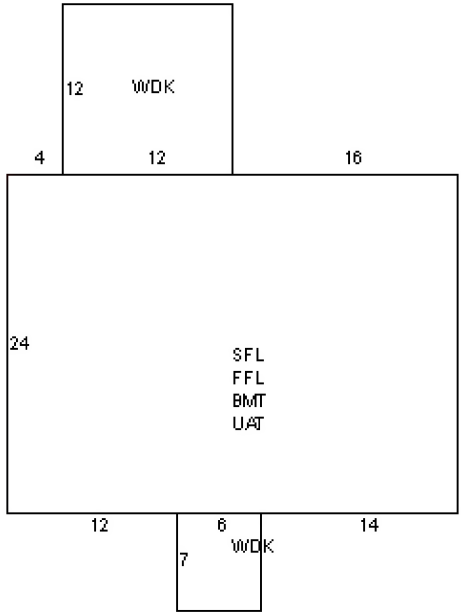
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.69
Special Features:	0	Val/Su Net:	181.32
Final Total:	486300	Val/Su SzAd	316.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	68.010	52,229
FFL	First Floor	768	166.680	128,012
SFL	Second Floor	768	166.680	128,012
UAT	Upper Attic	192	66.670	12,801
WDK	Deck	186	11.380	2,116
	Net Sketched Area:	2,682	Total:	323,170
Size Ad	1536	Gross Are	3258	FinArea 1766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: